

SCHOOL FACILITIES BOARD
November 13, 2002
Scottsdale, Arizona

The School Facilities Board held a board meeting at the Pinnacle Peak Elementary School Library, 7690 Williams Drive, Scottsdale, Arizona. The meeting began at approximately 1:10 p.m.

Members Present

Conley, Patrice
Keenan, Brooks
McGee, Kate
Van Sittert, Logan, Chair
Vaughan, G. Keith
Wicks, Michael
Wright, John, Vice-Chair (left early)

Members Absent

Metz, Forrest Logan
McCarthy, Kevin
Thompson, Scott (Non-Voting Member)

Staff Present

Edward Boot, Interim Exec. Director
Tim Brand, Facilities Deputy Director
John Arnold, Deputy Director of Finance
Candy Cooley, Deputy Director of MIS
David Lujan, Asst. Attorney General
Tom Halverstadt, Land Specialist
Anna M. Stevens, Admin. Assistant
Kathleen English, Public Info. Officer
Joan Kiteley
Marilyn Gooden, Office Manager
Robin Archibald
Ron Erps
Bruce Faught
Stephen Wiley
Charles Hunker
Kristina Gerken
Kristen Landry
Laura Kortekaas

Guests Present

Gregoria Amadeo, DLR Group
Tom O'Neal Moran, DLR Group
H. Allen Shockley, Apache Junction Unif.
Jo Bolton, AIA, DLR Group
Skip Brown, Paradise Valley Unified
Mike Apostolos, AIA, ABACUS
Gary Payne, Sierra Vista Unified
Jeff Cook, Pinnacle One
Ray Delzotto, Pinnacle One
C. E. Gillam, Peoria Unified
Judy Richardson, Stone & Youngburg
Cathy Rex, Architect
Thomas D. Rushin, Yuma Elementary
Barbara Robey, ASBA
Sandra Kube, Deer Valley Unified
Tim O'Brien, Pinnacle One
Liz Whitaker, Tucson Unified
Dave Young, Heery/SFB
Scott Beck, Stichler Group
Judith Bobbitt, Somerton Elementary

I. Call to Order

The Board Chair, Logan Van Sittert, called the meeting to order at approximately 1:10 p.m.

II. Roll Call

There were seven Board Members present and three absent at this meeting.

Presentation and Discussions:

III. 1. SFB Land Process – Tom Halverstadt

The following land issues were discussed at length at this meeting.

Options for acquiring land

Purchase

Donation

State Land Lease

Native American Land Lease

Purchase

SFB is able to fund school sites going out 10 years

Realistically, with budget, SFB will go out 2 to 3 years

Conceptual approval will be provided for new capital plans for up to 7 years

Donation

District receives 20 % from SFB for Capital Improvements at any District school location they deem appropriate.

Developer / Donor receives a 30 % Tax Credit on their Arizona Tax Return effective 01/01/01 as well as a tax deduction on the Federal Return effective now.

State Land

Approximate Timetable

Pre-Application Process	4 to 6 months (approximately)
Application	2 weeks
Comments (State Dept.)	6 weeks
Appraisal	12 weeks
Comments (Applicant)	4 weeks
State Board of Appeals	4 weeks
Advertising	10 weeks
Auction	2 weeks

Approximately a 14 –to 16 month process

Native American Land:

Approximate Timetable Two (2) years

Includes SFB Step3 requirements that have to be approved by BIA
Includes all Terms & Conditions, including the lease documentation, to be signed off by BIA

SFB Process:

Step 1 Justification of Need for Land

Step 2 Request to Purchase Specific Site

Step 3 Due Diligence

Step 3 (Due Diligence):

Environmental Issues (including the archeological study)
Appraisal
Feasibility Site (Design Overlay) Study

Covenants (Pesticides):

Pesticide Restrictive Covenants for all parties within a ¼ mile radius

III. 2. New Construction Process – Amber Peterson, Candy Cooley

Amber Peterson discussed the approval process for new construction, and Candy Cooley reviewed the process of building a new school once it is approved. Amber and Candy explained the Capital Plan forms, the new construction formula, and the *Terms and Conditions for Acceptance of Monies from the New School Facilities Fund and the Deficiencies Correction Fund for Additional Square Footage*.

III. 3. State Budget Crisis and its Effect on SFB – John Arnold, Ed Boot

John Arnold and Ed Boot provided a comprehensive update the three major funds (Building Renewal, Deficiency Correction, and New School Facilities). They presented the historical expenditures from these funds, and the expenditures projected for the future. The impact of the Lease-to-Own program was discussed, as well as other cost-saving mechanisms, such as fixing some of the fundamental problems with the Building Renewal formula.)

Adjournment

The Board Chair, Logan Van Sittert, adjourned the meeting at approximately 5:00 p.m.

This meeting continued to its conclusion at the November 14, 2002, meeting following our regular School Facilities Board meeting.

Approved by the School Facilities Board on _____, 2002

Logan Van Sittert, Chair